



39 Little Barn Lane, Mansfield,
Nottinghamshire, NG18 3JD

£189,950

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached House
- Kitchen with Integrated Appliances
- Gas Central Heating (New Boiler 2022)
- Block Paved Driveway
- Popular Suburban Location
- Three Bedrooms
- Open Plan Lounge/Diner
- Front & Rear Gardens
- Single Garage
- Close to Local Amenities

We are delighted to offer to the market this three bedroom semi detached house in a popular suburban location within easy reach of local amenities. The property is well maintained throughout and was re-roofed approximately 7 years ago. The property also benefits from UPVC double glazing and gas central heating with a new boiler installed in 2022.

The property represents an ideal purchase for young families, professional couples, single occupiers and first time buyers looking for good sized living accommodation in a highly regarded location. The ground floor layout of accommodation comprises an entrance hall with large understairs storage cupboard housing the gas central heating boiler, open plan lounge/diner and a fitted kitchen with integrated appliances. The first floor landing leads to three bedrooms and a shower room.

OUTSIDE

The property is set back behind a brick walled boundary frontage adjacent to a gated block paved driveway which extends beyond the house to a former coal house now utilised as a garden store and a single garage to the rear. The front garden is mainly laid to lawn surrounded by borders. To the rear of the property, there is a paved patio, raised flowerbeds, lawn and further flowerbeds with paving surround.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

Having a large understairs storage cupboard with power and light and housing the Glow Worm gas central heating boiler. Radiator and stairs to the first floor landing.

OPEN PLAN LOUNGE/DINER

21'3" x 10'11" (6.48m x 3.33m)

Having a stone fireplace with inset electric fire. Two radiators, double glazed window to the front elevation and sliding patio door leading out onto the rear garden.

KITCHEN

14'8" x 8'10" (4.47m x 2.69m)

Having a comprehensive range of wall cupboards with under lighting, base units and drawers with laminate work surfaces and a range of integrated appliances. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated stainless steel double oven, four ring gas hob and extractor hood above. Further integrated appliances include a fridge and separate freezer. Built-in storage cupboard with shelving, tiled floor, chrome heated towel rail, two double glazed windows to the side elevation and UPVC side entrance door.

FIRST FLOOR LANDING

Having an airing cupboard housing the hot water cylinder. Coving to ceiling, loft hatch and double glazed window to the front elevation.

BEDROOM 1

11'0" x 10'5" (3.35m x 3.18m)

With radiator and double glazed window to the front elevation.

BEDROOM 2

10'11" x 10'6" (3.33m x 3.20m)

With radiator and double glazed window to the rear elevation.

BEDROOM 3

8'11" x 7'6" (2.72m x 2.29m)

With radiator and double glazed window to the rear elevation.

SHOWER ROOM

6'9" x 5'10" (2.06m x 1.78m)

Having a tiled shower enclosure. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Tiled walls, tiled floor, heated towel rail and obscure double glazed window to the side elevation.

GARAGE

15'11" x 8'1" (4.85m x 2.46m)

Equipped with power and light. Up and over door and UPVC double glazed window to the side elevation.

GARDEN STORE

5'8" x 2'10" (1.73m x 0.86m)

A former coal house now utilised as a garden store.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

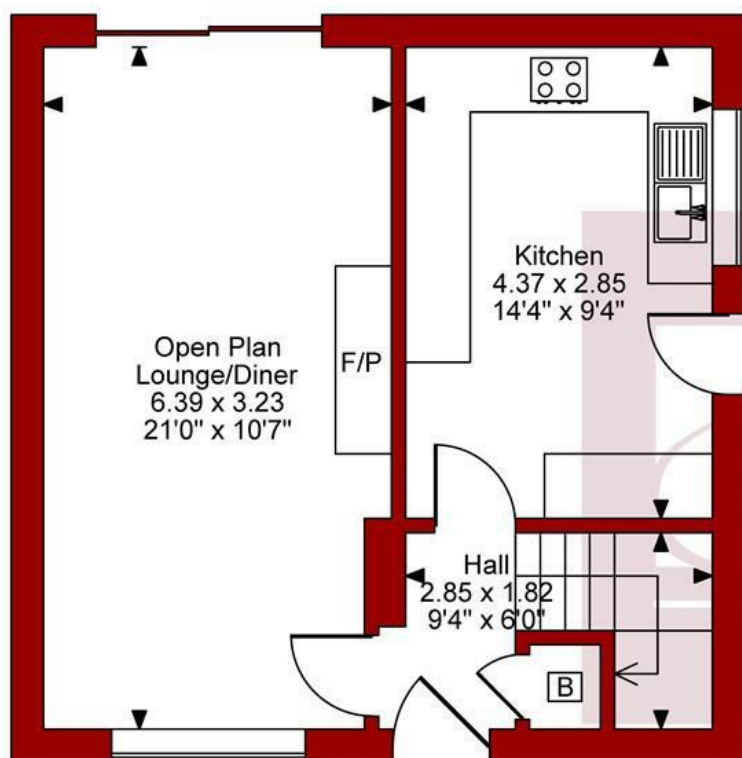
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



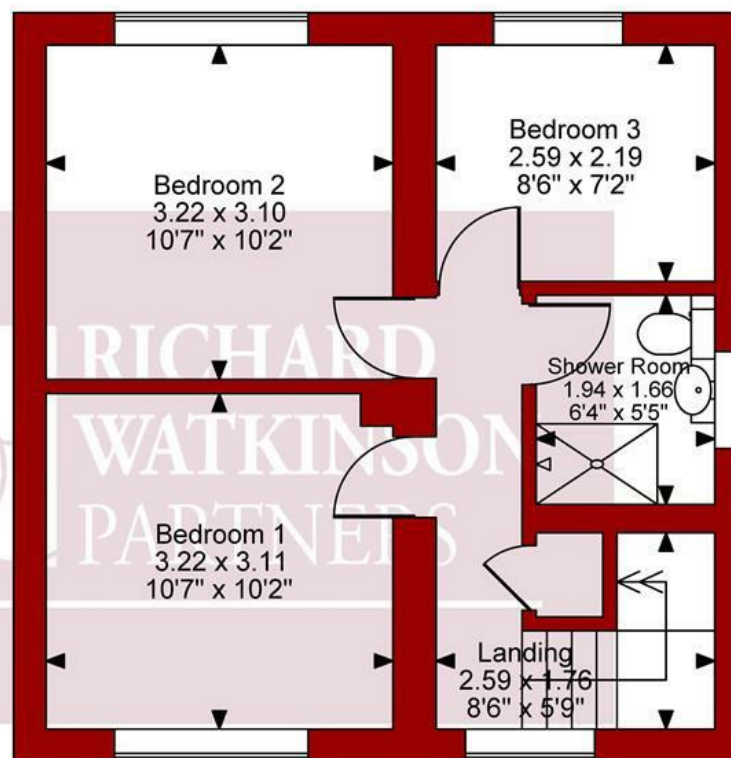




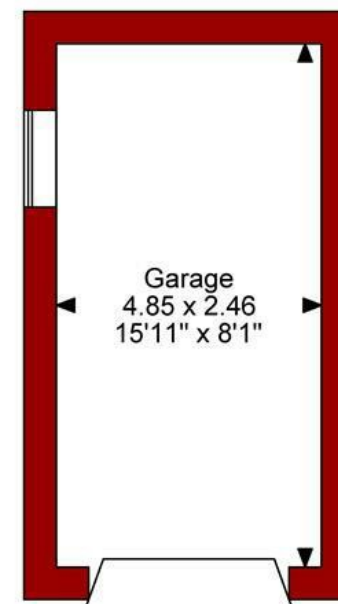
Little Barn Lane, Mansfield
Approximate Gross Internal Area
Main House = 77 SQ M / 828 SQ FT
Garage = 12 SQ M / 128 SQ FT
Total = 89 SQ M / 956 SQ FT



Ground Floor

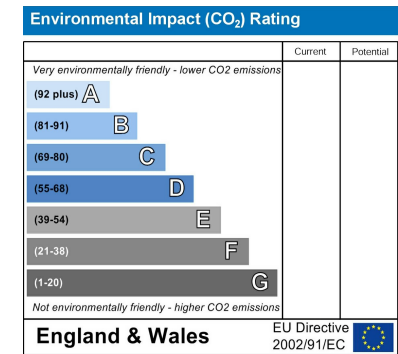
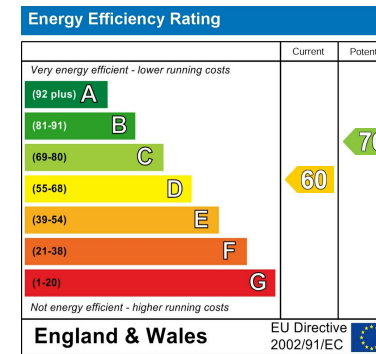


First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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